



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA
AMENDED AUG 2, 2006
(Amendments marked with asterisk)

TUESDAY, August 15, 2006
9:00 A.M.

PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

Roberto Albertorio, Esq., Zoning Hearing Examiner
Tom Rojas, Deputy Zoning Hearing Examiner
Ray Rivera, Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Ray Rivera at (505) 924-3918.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Roberto Albertorio, Esq.
COA Planning Department, ZHE Division, 3rd Floor
600 Second Street NW
Albuquerque, NM 87102

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Ray Rivera at (505) 924-3918.*

OLD BUSINESS:

- 1. **06ZHE – 00577*** **1004860** **MARK A. MARTINEZ** request(s) a special exception to Section 14. 16. 2. 6. (E). (1).: a VARIANCE of 20 feet to the 20 foot front yard setback area requirement **FOR AN EXISTING CARPORT** on all or a portion of Lot(s) 11, Block(s) 5, Central Park Addition, zoned R-1 and located at **840 ALVARADO DR SE (L-18)**

- 2. **06ZHE – 00706*** **1004860** **MARK A. MARTINEZ** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a).: a VARIANCE of 5 feet to the 5 foot side yard setback area requirement **FOR AN EXISTING CARPORT** on all or a portion of Lot(s) 11, Block(s) 5, Central Park Addition, zoned R-1 and located at **840 ALVARADO DR SE (L-18)**

3. **06ZHE - 00648** **1003977** **SAM NUZZO** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a VARIANCE of 2' to the 3' wall height allowance for a proposed 5' high wall in the front yard setback area on all or a portion of Lot(s) 2, Block(s) 2, Anayas & Duranes Addition, zoned R-1 and located at **2104 SAN VENITO PL NW (H-13)**
4. **06ZHE - 00660** **1004888** **GARY & MYRA O'CANNA** request(s) a special exception to Section 14. 16. 2. 20. (B). (e).: a **CONDITIONAL USE FOR A PROPOSED CONTRACTOR'S EQUIPMENT STORAGE YARD** on all or a portion of Lot(s) 52, Alameda Business Park, zoned SU-2 and located at **3415 VISTA ALAMEDA NE (C-16)**
5. **06ZHE - 00678** **1004897** **JOHN HINDE** request(s) a special exception to Section 14. 16. 2. 6. (E). : a VARIANCE of 3' to the 5' side yard setback area requirement **FOR AN EXISTING SHADE STRUCTURE IN THE REAR YARD SETBACK AREA** on all or a portion of Lot(s) 30, Ventura Village Addition, zoned SU-2 and located at **9027 VILLAGE AVE NE (C-20)**
6. **06ZHE - 00579*** **1004861** **JOE TOWNER** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a).: a VARIANCE of 5 feet to the 3 foot wall height allowance **FOR AN EXISTING 8 FT HIGH FENCE IN THE FRONT YARD SETBACK AREA** on all or a portion of Lot(s) 20, Block(s) 11, Pueblo Alto Addition, zoned R-1 and located at **5005 MOUNTAIN RD NE (J-17)**
7. **06ZHE - 00580*** **1004861** **JOE TOWNER** request(s) a special exception to Section 14. 16. 3. 19. (A). (2). (a).: a VARIANCE of 2 feet to the 5 foot side setback area requirement **FOR AN EXISTING 8 FT HIGH FENCE IN THE SIDE YARD SETBACK AREA** on all or a portion of Lot(s) 20, Block(s) 11, Pueblo Alto Addition, zoned R-1 and located at **5005 MOUNTAIN RD NE (J-17)**
8. **06ZHE - 00732*** **1004914** **JOHN THOMAS** request(s) a special exception to Section 14. 16. 2. 6. (B). (1).: a **CONDITIONAL USE FOR AN EXISTING ACCESSORY LIVING QUARTERS IN THE REAR YARD SETBACK AREA** on all or a portion of Lot(s) 11, Block(s) A, Tract(s) 27,56-58, Cacy Subdivision, zoned R-1 and located at **5107 PHEASANT AVE NW (G-11)**
9. **06ZHE - 00841*** **1004960** **MARIO GARDUNO** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a **CONDITIONAL USE FOR A PROPOSED GARAGE IN THE REAR YARD SETBACK AREA** on all or a portion of Lot(s) 12, Block(s) 29, Mesa Village Addition, zoned R-1 and located at **1039 WADE ST NE (J-20)**
10. **06ZHE - 00842*** **1004960** **MARIO GARDUNO** request(s) a special exception to Section 14.16.2.6.(E).3.b.: a VARIANCE of 10 feet to the required 10 foot corner yard setback **FOR A PROPOSED GARAGE IN THE REAR YARD SETBACK AREA** on all or a portion of Lot(s) 12, Block(s) 29, Mesa Village Addition, zoned R-1 and located at **1039 WADE ST NE (J-20)**

NEW BUSINESS:

11. **06ZHE - 00894** **1004975** **JUSTO ORDONEZ** request(s) a special exception to Section 14. 16. 3. 19. (A). (2). (a).: a VARIANCE of 3'3" to the 3 foot wall height allowance **FOR A PROPOSED 6'3" WROUGHT IRON FENCE IN THE FRONT AND CORNER YARD SETBACK AREA** on all or a portion of Lot(s) 33, Block(s) 76, Westgate Heights Addition, zoned R-1 and located at **8601 LYNETTE CT SW (M-9)**

12. **06ZHE - 00895** **1004975** **JUSTO ORDONEZ** request(s) a special exception to Section 14. 16. 3. 19. (A). (2). (a).: a VARIANCE of 3 feet to the 6 foot wall height allowance **FOR A PROPOSED 9' WROUGHT IRON FENCE IN THE REAR YARD SETBACK AREA** on all or a portion of Lot(s) 33, Block(s) 76, Westgate Heights Addition, zoned R-1 and located at **8601 LYNETTE CT SW (M-9)**
13. **06ZHE - 00909** **1004982** **FRANCISCO SIMBANA** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a). 1.: a VARIANCE of 4 feet to the 3 foot wall height allowance **FOR A PROPOSED 7' WALL IN THE FRONT YARD** on all or a portion of Lot(s) 7, Block(s) 4, Broadmoor Addition, zoned R-1 and located at **320 CHULA VISTA PL NE (K-17)**
14. **06ZHE - 00999** **1005020** **GLENN HARPER** request(s) a special exception to Section 14. 16. 2. 6. (E) (4). (a).: a VARIANCE of 2' 10" to the 5 foot side yard setback area requirement **FOR AN PROPOSED ADDITION TO THE DWELLING** on all or a portion of Lot(s) 8, Block(s) 54, University Heights Addition, zoned R-1 and located at **316 AMHERST DR SE (K-16)**
15. **06ZHE - 00910** **1004983** **SNOW MOORE WATSON** request(s) a special exception to University Neighborhoods Sector Plan DR 5. b.: a VARIANCE of 4 feet to the 5 foot side yard setback area requirement **FOR A PROPOSED DUPLEX IN THE REAR YARD SETBACK AREA** on all or a portion of Lot(s) 10, Block(s) 16, University Heights Addition, zoned SU-2 and located at **120 STANFORD SE (K-16)**
16. **06ZHE - 00946** **1004993** **LAURA ONORATO & DEMIAN GINTHER** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a).: a VARIANCE of 3 feet to the 5 foot side yard setback area requirement **FOR A PROPOSED ADDITION TO THE DWELLING** on all or a portion of Lot(s) 22, Block(s) 30, University Heights Addition, zoned R-1 and located at **305 DARTMOUTH SE (K-16)**
17. **06ZHE - 00971** **1005002** **JOE & MARY ARANDA** request(s) a special exception to Section 14. 16. 2. 6. (E). (1).: a VARIANCE of 8' 3" to the 20 foot front yard setback area requirement **FOR PROPOSED ADDITION TO THE DWELLING** on all or a portion of Lot(s) 4, Block(s) 12, Skyview West Addition, Unit 2, zoned R-1 and located at **7312 GROVER CT SW (L-10)**
18. **06ZHE - 00976** **1005007** **JIM CLARK** request(s) a special exception to Section 14. 16. 2. 9. (E). (4).: a VARIANCE of 8 feet to the 15 foot rear yard setback area requirement **FOR A PROPOSED COVERED PORCH WITH A DECK** on all or a portion of Lot(s) 9-P1, Block(s) 2, Carmel Subdivision, zoned R-D and located at **6931 CARMELITO LOOP NE (C-18)**
19. **06ZHE - 00980** **1005011** **SAWMILL TOWNHOMES LLC** request(s) a special exception to Sawmill Mixed Industrial A.3.: a VARIANCE of 25% to the 50% floor area of the residence / work space building in the S-MI zone **FOR PROPOSED NEW TOWNHOMES** on all or a portion of Tract(s) 2, Lands of McClain, and Tract(s) A-3, Lands of William Andrew McCord, zoned SU-2, and located at **2000 ZEARING AVE NW (H-13)**
20. **06ZHE - 00981** **1005011** **SAWMILL TOWNHOMES, LLC** request(s) a special exception to Sawmill Mixed Industrial Zone B. 1.: a VARIANCE variance of 10 feet to the 26 foot building height requirement in the S-MI zone **FOR PROPOSED NEW TOWNHOMES** on all or a portion of Tract(s) 2, Lands of McClain, and Tract(s) A-3, Lands of William Andrew McCord, zoned SU-2, and located at **2000 ZEARING AVE NW (H-13)**
21. **06ZHE - 00982** **1005012** **JAMES & JANET ANDERSON** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE FOR A PROPOSED COVERED PATIO IN THE REAR SETBACK AREA** on all or a portion of Lot(s) 23, Block(s) 7, Knolls of Paradise Hills Addition, Unit 2, zoned R-1 and located at **9805 BUCKEYE ST NW (B-13)**

22. **06ZHE - 00983** **1005012** **JAMES & JANET ANDERSON** request(s) a special exception to Section 14. 16. 3. 3. (B). (2). (e).: a **VARIANCE** of 7' 8" to the 10 foot separation requirement between a dwelling and a accessory structure **FOR A PROPOSED COVERED PATIO IN THE REAR YARD SETBACK AREA** on all or a portion of Lot(s) 23, Block(s) 7, Knolls of Paradise Hills Addition, Unit 2, zoned R-1 and located at **9805 BUCKEYE ST NW (B-13)**
23. **06ZHE - 01015** **1004974** **SAN PEDRO EQUITIES LTD** request(s) a special exception to Section 14. 16. 2. 19. (C). 1.: a **VARIANCE** of 30 feet to the 45 degree angle planes on the north property line **FOR A PROPOSED 5-STORY BUILDING** on all or a portion of Lot(s) 1, Block(s) 24, Tract(s) A, North Albuquerque Acres, zoned SU-2/ IP and located at **9999 CARMEL NE (LOTS 1-3), 6301 HOLLY NE (LOT 30), 6221 HOLLY NE (LOT 31) & 6201 HOLLY NE (LOT 32) (C-18)**
24. **06ZHE - 01016** **1004974** **SAN PEDRO EQUITIES LTD** request(s) a special exception to Section 14. 16. 2. 19. (C). 1.: a **VARIANCE** of 64 feet to the 45 degree angle planes on the west property line **FOR A PROPOSED 5-STORY BUILDING** on all or a portion of Lot(s) 1-3 and 30-32, Block(s) 34, Tract(s) A, North Albuquerque Acres, zoned SU-2/ IP and located at **9999 CARMEL NE (LOTS 1-3), 6301 HOLLY NE (LOT 30), 6221 HOLLY NE (LOT 31) & 6201 HOLLY NE (LOT 32) (C-18)**
25. **06ZHE - 00923** **1004987** **WILLIAM LOCKYER** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a **CONDITIONAL USE FOR A PROPOSED CARPORT IN THE FRONT SETBACK AREA** on all or a portion of Lot(s) 15, Block(s) 1, San Gabriel Village Addition, Unit 2, zoned R-1 and located at **3853 PITT ST NE (G-21)**
26. **06ZHE - 00945** **1004992** **ERWIN J. STARUSTKA** request(s) a special exception to Section 14. 16. 2. 14. (E). (i).: a **CONDITIONAL USE FOR A PROPOSED CARPORT IN THE FRONT SETBACK AREA** on all or a portion of Lot(s) 4, Block(s) J, Sunset West Addition, Unit 3, zoned R-D and located at **8704 SUNCREST AVE SW (L-9)**
27. **06ZHE - 00973** **1005005** **STEVEN STEENROD** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a **CONDITIONAL USE FOR A PROPOSED CARPORT IN THE FRONT SETBACK AREA** on all or a portion of Lot(s) 12, Block(s) 15, Monte Vista Addition, zoned R-1 and located at **202 GIRARD BLVD NE (K-16)**
28. **06ZHE - 00950** **1004995** **RUDY A. & NANCY J. KRALL** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE FOR A PROPOSED SHADE STRUCTURE IN THE REAR YARD SETBACK AREA** on all or a portion of Lot(s) 25, Los Caballeros Estates Addition, zoned R-1 and located at **524 EUGENE CT SE (L-23)**
29. **06ZHE - 00972** **1005004** **ARMANDO ROMERO** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE FOR A PROPOSED SHADE STRUCTURE IN THE REAR YARD SETBACK AREA**, on all or a portion of Lot(s) 15-A, Block(s) 86, Westgate Heights Addition, zoned R-1 and located at **1616 BRIAN AVE SW (M-9)**
30. **06ZHE - 00979** **1005010** **ERICA J. & LEON J. GARCIA** request(s) a special exception to Section 14. 16. 2. 8. (B). (1).: a **CONDITIONAL USE FOR A PROPOSED SHADE STRUCTURE IN THE REAR YARD SETBACK AREA** on all or a portion of Lot(s) 33, Block(s) J, Mountain View Estates, Unit 2, zoned R-LT and located at **7304 SEVEN FALLS CT SW (M-10)**

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #26

IF YOU ARE AGENDA ITEMS 26-40

PLEASE COME TO THE HEARING AT 1:30 P.M.

31. **06ZHE – 00828*** **1004953** **(OLD BUSINESS) JOHNNAH TORRES** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **CONDITIONAL USE** to allow for a wall over 3' in height in the front yard setback area (5' high wall) on all or a portion of Lot(s) 13, Block(s) 30, Ridgecrest Addition, zoned R-1 and located at **1814 ROSS PL SE (L-17)**
32. **06ZHE - 00978** **1005009** **JENNIFER KILLIN** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **CONDITIONAL USE FOR A PROPOSED 4' 6" WALL IN THE FRONT YARD SETBACK AREA** on all or a portion of Lot(s) 3, Block(s) 4, Altura Addition, zoned R-1 and located at **1413 MORNINGSIDE DR NE (J-17)**
33. **06ZHE - 00985** **1005013** **PEERLESS TIRE COMPANY** request(s) a special exception to Section 14. 16. 2. 17. (B). (12).: a **CONDITIONAL USE FOR OUTSIDE DISPLAY OF TIRES** on all or a portion of Lot(s) B, Hudson & Hudson Addition, zoned C-3 and located at **5310 SAN MATEO NE (F-18)**
34. **06ZHE - 00986** **1005013** **PEERLESS TIRE COMPANY** request(s) a special exception to Section 14. 16. 2. 12. (B). (21).: a **CONDITIONAL USE FOR OUTDOOR SALE OF TIRES** on all or a portion of Lot(s) B, Hudson & Hudson Addition, zoned C-3 and located at **5310 SAN MATEO NE (F-18)**
35. **06ZHE - 00987** **1003326** **JENNIFER ACHILLES** request(s) a special exception to Section 14. 16. 2. 6. (B). (1).: a **CONDITIONAL USE FOR A PROPOSED ACCESSORY LIVING QUARTERS** on all or a portion of Lot(s) 22, Block(s) 45, University Heights Addition, zoned R-1 and located at **405 TULANE DR SE (K-16)**
36. **06ZHE - 00993** **1005016** **JAMES SELIGMAN** request(s) a special exception to Section 14. 16. 2. 15. (B). (4).: a **CONDITIONAL USE FOR PROPOSED 3-STORY TOWNHOMES** on all or a portion of Lot(s) 2 A 1, La Mirada Addition, zoned O-1 and located at **8120 LA MIRADA PL NE (G-19)**
37. **06ZHE - 00994** **1005017** **VALERO ENERGY CORP** request(s) a special exception to Section 14. 16. 2. 17. (B). (16).: a **CONDITIONAL USE FOR SALE OF PACKAGE ALCOHOL WITHIN 500' OF A RESIDENCE** on all or a portion of Lot(s) A-1, El Cambio Plaza Addition, zoned SU-2/C-2 and located at **511 BRIDGE BLVD SW (L-14)**
38. **05ZHE – 01878*** **1004598** **(OLD BUSINESS) YALE APARTMENTS, LLC** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a **CONDITIONAL USE FOR AN APARTMENT COMPLEX** on all or a portion of Block(s) 72, Fairview Addition, zoned C-2 and located at **1208 YALE BLVD. SE (L-15)**

39. **06ZHE – 00691*** **1004903** **(OLD BUSINESS) WAL-MART STORES EAST, INC.** request(s) a special exception to Coors Corridor Sector Plan page 113.: a **VARIANCE** of 75 sf to the 75 sf free-standing sign area requirement for a proposed 150 sf sign, on all or a portion of Lot(s) 5, Tract(s) 5, West Bluff Center Subdivision, zoned SU-1 and located at **2550 COORS BLVD NW** (H-11)
40. **06ZHE – 00692*** **1004903** **(OLD BUSINESS) WAL-MART STORES EAST, INC.** request(s) a special exception to Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 15' to the 26' free-standing sign height requirement for a proposed 41' high sign, on all or a portion of Lot(s) 5, Tract(s) 5, West Bluff Center Subdivision, zoned SU-1 and located at **2550 COORS BLVD NW** (H-11)
41. **06ZHE – 00693*** **1004904** **(OLD BUSINESS) WEST BLUFF CENTER, LLC** request(s) a special exception to Coors Corridor sector Plan page 113.: a **VARIANCE** of 27 sf to the 75 sf free-standing sign area requirement for a proposed 102 sf sign, on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
42. **06ZHE – 00694*** **1004904** **(OLD BUSINESS) WEST BLUFF CENTER, LLC** request(s) a special exception to Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 19' to the 26' free-standing sign height requirement for a proposed 45' high sign, on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
43. **06ZHE – 00695*** **1004904** **(OLD BUSINESS) WEST BLUFF CENTER, LLC** request(s) a special exception to Coors Corridor Sector Plan page 13.: a **VARIANCE** of 75 sf to the 75 sf free-standing sign area requirement for a proposed 150 sq sign, on all or a portion of Lot(s) 4, Tract(s) 10, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
44. **06ZHE – 00696*** **1004904** **(OLD BUSINESS) WEST BLUFF CENTER, LLC** request(s) a special exception to Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 15' to the 26' free-standing sign height requirement for a proposed 41' high sign, on all or a portion of Lot(s) 4, Tract(s) 10, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
45. **06ZHE - 00996** **1005019** **JASON DASKALOS** request(s) a special exception to Section 14. 16. 2. 6. (B), (13):. a **CONDITIONAL USE FOR A PROPOSED TEMPORARY EQUIPMENT STORAGE YARD** on all or a portion of Lot(s) 15, Block(s) 6, Monte Vista Addition, zoned R-1 and located at **117 TULANE DR NE** (K-16)
46. **06ZHE – 00357*** **1004765** **(REMAND) JASON DASKALOS** request(s) a special exception to the Nob Hill Sector Plan, page AH 62, CCR, para F.: a **CONDITIONAL USE to REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 183 TO 144** on all or a portion of Lot(s) 1, 16, & 17-28, Montevista Addition, zoned CCR, and located at **3339 CENTRAL AVE NE** (K-16)